142.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	902,500 / 902,500
					USE VALUE:	902,500 / 902,500
					ASSESSED:	902,500 / 902,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88	-90	HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCNEIL MARYBETH
Owner 2:	
Owner 3:	
Street 1:	88 HIGHLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,394 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2364 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5394.000	432,300	4,700	465,500	902,500
Total Card	0.124	432,300	4,700	465,500	902,500
Total Parcel	0.124	432,300	4,700	465,500	902,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.77 | /Parcel: 381.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91830
GIS Ref:
GIS Ref:
Insp Date: 11/29/17

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	432,300	4700	5,394.	465,500	902,500	902,500	Year End Roll	12/18/2019
2019	104	FV	335,600	4700	5,394.	436,400	776,700	776,700	Year End Roll	1/3/2019
2018	104	FV	335,600	4700	5,394.	360,700	701,000	701,000	Year End Roll	12/20/2017
2017	104	FV	314,800	4700	5,394.	331,600	651,100	651,100	Year End Roll	1/3/2017
2016	104	FV	314,800	4700	5,394.	302,500	622,000	622,000	Year End	1/4/2016
2015	104	FV	280,600	4700	5,394.	296,700	582,000	582,000	Year End Roll	12/11/2014
2014	104	FV	280,600	4700	5,394.	275,800	561,100	561,100	Year End Roll	12/16/2013
2013	104	FV	292,000	4700	5,394.	262,400	559,100	559,100		12/13/2012

!11011!

PRINT

Date	Time
12/11/20	01:13:45

LAST REV

Date	Time
01/23/18	11:36:45

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11011

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATTISON EDWARD	28005-398		12/22/1997		293,800	No	No		Y

USER DEFINED

Prior Id # 1:	91830
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2017	1608	New Wind	6,000	C				
8/21/2006	703	Redo Kit	29,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
4/24/2009	Inspected	372	PATRIOT
1/22/2009	Measured	372	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5394		Sq. Ft.	Site		0	80.	1.08	9									465,455						465,500	

Total AC/HA: 0.12383 | Total SF/SM: 5394 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 465,455 | Spl Credit | Total: 465,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09416246
Const Adj.:	0.99980003
Adj $ / SQ:	185.970
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	626569
Depreciation:	194236
Depreciated Total:	432332

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

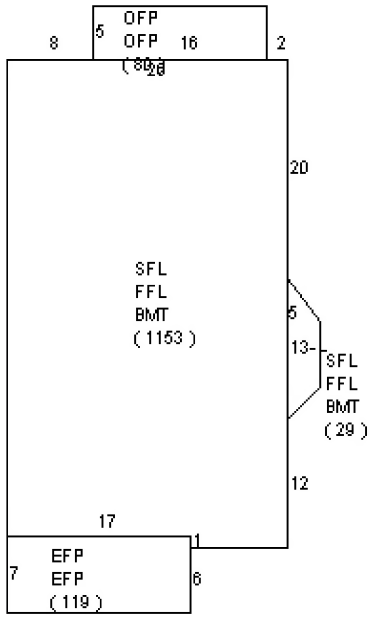
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.97
Special Features:	0	Val/Su Net:	109.61
Final Total:	432300	Val/Su SzAd	182.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,182	55.790	65,945
FFL	First Floor	1,182	185.970	219,817
SFL	Second Floor	1,182	185.970	219,817
EFP	Enclos Porch	238	38.660	9,200
OFP	Open Porch	160	26.810	4,289

Net Sketched Area:	3,944			Total:	519,068
Size Ad	2364	Gross Are	3944	FinArea	2364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1960	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700